

WARRANTY DEED  
JOINT TENANCY89-0-281  
67-43

KNOW ALL MEN BY THESE PRESENTS,

**THAT** I, James A. McBrady, of Falmouth, County of Cumberland  
and State of Maine, **023046**

in consideration of One Dollar (\$1.00) and other valuable  
consideration

paid by David N. Breton and Gloria M. Breton

whose mailing address is P.O. Box 554  
Waterville, Maine 04901

TRANSFER  
TAX  
PAID

the receipt whereof We do hereby acknowledge, do hereby **GIVE,**

**GRANT, BARGAIN, SELL AND CONVEY** unto the said

David N. Breton and Gloria M. Breton

as joint tenants and not as tenants in common, their heirs and  
assigns forever,

A certain lot or parcel of land located on Ridge Road, situated in  
Waterville, in the County of Kennebec, and State of Maine, bounded  
and described as follows:

Beginning at an iron pin marking the most Northerly point of Lot  
28; thence heading S 09 degrees 45' 58" E 160.00 (One Hundred and  
Sixty and No One Hundredths Feet) along Pleasant Hill Drive  
right-of-way to an iron pin marking the most Easterly point of  
said Lot 28. Thence heading S 78 degrees 14' 39" W 186.72 (One  
Hundred Eighty-Six and Seventy-Two One Hundredths Feet) along Lot  
27 to an iron pin marking the most Southerly point of said Lot  
28. Thence heading N 15 degrees 27' 01" W 151.54' (One Hundred  
Fifty-One and Fifty-Four One Hundredths Feet) along Lot 60 to an  
iron pin marking the most Westerly point of said Lot 28. Thence  
heading N 75 degrees 47' 00" E 202.22' (Two Hundred Two and  
Twenty-Two One Hundredths Feet) along Lot 29 to beginning point of  
said Lot 28.

The above description meaning and intending to describe said Lot  
28 as per recorded Subdivision Plan titled Ridge Road Development  
and recorded June 22, 1977 in the Kennebec County Registry of  
Deeds File Number D-76115 as revised by Plan recorded in the  
Kennebec County Registry of Deeds File No. D-77074.

This conveyance is made subject to all restrictions and covenants  
of record including those required by the Maine Department of  
Environmental Protection, dated June 8, 1983, recorded in said  
Registry of Deeds in Book 2575, Page 93.

mcbretn-dk45

BK 3227 PG 020

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said David N. Breton and Gloria M. Breton, joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

67-43

AND, I do **COVENANT** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **WARRANT AND DEFEND** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 25th day of the month of August, A.D. 1987.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Lorraine V. Steinbeiser  
WITNESS

James A. McBrady  
James A. McBrady

STATE OF MAINE, COUNTY OF Cumberland ss. Notary Public, 1987

Then personally appeared the above named James A. McBrady and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lorraine V. Steinbeiser

Notary Public/Attorney at Law  
LORRAINE V. STEINBEISER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 12, 1994



(printed name of person taking acknowledgment)

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